

**COMMUNITY BOARD 17  
REZONING COMMITTEE  
MEETING MINUTES  
NOVEMBER 22<sup>ND</sup> 2022**

**Attendance:**

Patricia	CK price
Jay Sordid	Rona Taylor
Brie D	T. Gairy
Marguerite Vigilante	Edwine Joseph
JL James	

**Presenter/Guest**

Kerensa Wood – DCP  
Alex Sommer – DCP  
Lucia Cappuccio – DCP

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The meeting of the Rezoning Committee was called to order by the Chair, Ms. Julia James.

Ms. James introduced the team from NYU, she said they will be actively involved in helping to shape what the district can look like in the next couple of years. She also announced the presence of representatives from the Department of City Planning. She said the information which will be shared by DCP is critical to the community understanding what is happening in the community.

**Presentation – Lucia Cappuccio – DCP  
Alex Sommer - DCP**

Ms. Cappuccio introduced herself, she said they will focus on the type of buildings, why those buildings and the general district.

**What is Zoning** – A set of laws that regulates how land can be used and what can be built, where establishing orderly pattern of development in New York City.

Zoning Resolutions dictates these laws and then zoning is really a tool. It's a tool to plan for the future of communities, its powers reflected both flexible with constitutional considerations and public policies.

**Zoning in NYC**

**A Resolution regulating, determining or restricting:**

- Height and bulk of buildings and other structures

- Area of yards, courts, and other open spaces
- Density of population
- Location of trades and industries
- Location of buildings designed for specific uses

**The City is divided into three basic zoning districts**

- Residential – R1 – R10
- Commercial - C1 – C8
- Manufacturing - M1 – M3

**There are also 18 Use Groups sorted based on the similarity and compatibility of their functions**

- Residential (Use Groups 1 and 2)
- Community Facilities ( Use Groups 3 & 4)
- Retail and Office (Use Groups 5 to 15)
- Manufacturing & Industrial (Use Groups 16 to 18)

**Zoning Terms: Floor Area Ratio (FAR)**

Zoning Lot Area x FAR = maximum allowable building square footage (aka “ floor area”) A 2.0 FAR example with different open space/lot coverage requirements

- 10,000 sf lot mapped with 2.0 FAR
- 20,000 sf building 100% lot coverage OR 2 stories
- 20,000 sf building 50% lot coverage OR 4 stories
- 20,000 sf building 25% lot coverage 8 stories

**Zoning Terms: Envelope**

- Contextual ( fixed maximum heights)
- Non-Contextual ( height factor)

**CD17 Zoning Districts**

- Residentials – R4, R5, R6, R7 – 1, R7-1
- Commercial – C1-1 – C1-5, C2-1-C3-5, C4-2, C4-4A, C8-1, C8-2
- Manufacturing M1`-1, M1-3

**CD17 Residential Districts – R4**

- Types of Homes: Single and two-family detached , semi-detached, and attached homes as well as multi-family homes
- Max FAR: 0.75 residential, plus an attic allowance of up to 20%; 2.0 community facility
- Max Height: 35 feet (around 3 stories)
- Parking: Two spaces for individual homes; 1 per dwelling units for multi-family homes

### **CD 17 Residential Districts – R5**

Types of Homes: Single and two-family detached, semi-detached, and attached homes as well as multi-family homes

Max FAR: 1.25 residential; 2.0 community facility

Max Height: 40 feet (around 3-4 stories)

Parking: Two spaces for individual homes; 85% of selling units for multi-family homes

### **CD 17 Residential Districts – R6 Quality Housing**

Types of Homes: Diverse mix of medium density one- and two-family homes and multi-family homes

Max FAR: Ranges from 2.2 to 30 residential; 4.8 community facility

Max Height; 7 stories/75feet

Parking; 50% of dwelling units

### **CD 17 Residential Districts – R6 Height Factor**

Types of Homes: Diverse mix of medium density one- and two-family homes and multi-family homes.

Max FAR: Ranges from 0.78 to 243 residential; 4.8 community facility

Max Height: Dependent on sky exposure plane

Parking: 70% of dwelling units

### **CD17 Residential Districts – R7-1 Quality Housing**

Types of Homes: Medium density multi-family homes

Max FAR: Ranges from 3.44 to 4.0 residential (4.6 with inclusionary housing); 4.8 community facility

Max Height: 85-135 ft (8 to 13 stories)

Parking; 50% of dwelling units

### **CD17 Residential Districts – R7-1 Height Factor**

Types of Homes: Medium density multi-family homes

Max FAR: Ranges from 0.87 to 3.44 residential; 4.8 community facility

Max Height: Dependent on sky exposure plane

Parking: 60% of dwelling units

### **CD17 Residential Districts – R7A**

Max FAR: 4.0 Residential (4.6 with inclusionary housing); 4.0 community facility

Max Height: 85-95 ft (8 to 9 stories)

Parking: 50% of dwelling units; 15% of income-restricted units

Commercial Overlays

Mapped in residential areas

Local retail (grocery stores, pharmacies, restaurants etc.)

Encouraged mixed uses

## **Commercial and Manufacturing Districts**

Commercial Districts

Local or regional retail

May restrict residential uses (C8)

## **Manufacturing Districts**

Ranges from light to heavy industrial uses

Flatlands/Fairfield Industrial Business Zone

Residents can visit the NYC Planning for more Information by visiting the DCP Website – [NYC.Gov/Planning](http://NYC.Gov/Planning)

Additionally, the Zola Map is a good resource tool and

### **Question:**

Mr. T Gairy -What is the reason for rezoning the neighborhood? Looking at some of the areas, its essentially Manhattan being built in Brooklyn and residents in the area cannot take advantage because the rent is too high. Mr. Giry also referenced other locations in Brooklyn where buildings/skyscrapers looks like Manhattan, for example downtown Brooklyn.

**Answer** the purpose of the presentation is for everyone to get an understanding of what's in CB17. Unless there is an understanding, the Board wouldn't know if there is a need to rezone. The presentation is to explore whether the Board can rezone.

Ms. James thanked everyone for attending the meeting and wished those in attendance a Happy Thanksgiving.

She asked for a motion to adjourn the meeting. Ms. Marguerite Vigilante made a motion to adjourn the meeting and second by Edwine Joseph.